

WINNEBAGO COUNTY
PLANNING & ZONING COMMITTEE
DELIBERATIVE HEARING

September 9, 2016

7:30 A.M.

County Administration Building
3rd Floor Conference Room
Oshkosh, WI

PRESENT: Supervisors, Tom Egan, Claud Thompson, Larry Kriescher, Maribeth Gabert and Robert Keller. Karen Fredrick – court reporter, Jerry Bougie – Planning Director and Cary Rowe – Zoning Administrator. Guests present.

The meeting was called to order by Tom Egan at 7:30 A.M.

1. Gerald Kalbus, 5317 Lake Rd, Town of Black Wolf – Special Exception.

Committee reviewed findings and conditions in order to take action on a special exception to establish an accessory use on a vacant lot adjacent to a lot with a principal use present.

MOTION by R. Keller, seconded by M. Gabert, to approve with findings and conditions as submitted. Motion carried 5-0.

2. Donald O'Donnell, 8923 Lester Ln, Town of Poygan – Rural Accessory Building.

Committee reviewed findings and condition in order to take action on a rural accessory building determination.

MOTION by L. Kriescher, seconded by M. Gabert, to approve with findings and condition as submitted. Motion carried 5-0.

3. Craig Kuepper, Across from 7431 Richter Ln, Town of Wolf River – Zoning Map Amendment.

Committee reviewed findings in order to take action on a zoning map amendment to R-1 (Rural Residential) without wetland

MOTION by R. Keller, seconded by L. Kriescher, to approve with findings as submitted. Motion carried 5-0.

4. William Heberer, South of 9511 Old Rd, Town of Wolf River – Zoning Map Amendment.

Committee reviewed findings in order to take action on a zoning map amendment request to I -1 (Light Industrial).

MOTION by L. Kriescher, seconded by R. Keller, to approve with findings as submitted. Motion carried 5-0.

5. Peter Weyenberg – 6986 Woodenshoe Rd, Town of Neenah – Zoning Map Amendment.

Committee reviewed findings in order to take action on a zoning map amendment request to R -1 (Rural Residential).

MOTION by L. Kriescher, seconded by R. Keller, to approve with findings as submitted. Motion carried 5-0.

6. Winnebago County – Repeal and recreate (Chapter 27) – Winnebago County Shoreland Zoning Code of the Winnebago County General Code – Text Amendments.

MOTION by L. Kriescher, seconded by R. Keller, to approve the recreated Shoreland Zoning Code. Discussion pursued regarding proposed Shoreland Zoning Code. Supervisor Gabert stated that she was going to vote no because of the provision of the code that requires the services of a registered surveyor to inventory the amount of impervious surfaces on a lot and therefore, the provision would place an unnecessary cost on the property owner. Supervisor Gabert said she felt the rest of the code was fine. Supervisor Thompson also stated that he was going to vote no for the same reasons as Supervisor Gabert. Supervisor Egan stated that he received phone calls about provision regarding the registered surveyor as well. Supervisor Egan said he had concerns about the same provision and suggested rewording the provision to include language stating that the services of a registered surveyor may be required. Planning Director stated that language suggesting a survey may be required would be misleading to the public since its likely surveys would be required in most cases. Supervisor Kriescher said he will abstain from voting since he is a surveyor. Supervisor Keller stated that he would vote yes because there will be a cost associated with the implementation of the proposed Shoreland Zoning Code. Committee discussed where the burden of cost and staff time associated with the proposed code should be placed. Planning Director said if the survey provision was removed, the department may have to look at the possibility of increasing riparian permit fees due to

increased time spent by staff conducting onsite. Zoning Administrator stated that the survey would only be needed one time and that the survey would protect property rights for property owners who have property that already exceeds the impervious surface maximum. VOTE on the MOTION: Egan – No; Kriescher – Abstain; Thompson – No; Gabert – No; Keller – Yes. MOTION failed 1-3-1.

ADJOURNMENT

MOTION made by M. Gabert to adjourn the meeting. Seconded by R. Keller. Motion carried 5-0. Meeting adjourned at 8:36 A.M.

Respectfully submitted,

Cary A. Rowe
Recording Secretary

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